

240 St Attracta Road, Cabra, Dublin 7



Property Team Lappin Estates take great pleasure in presenting 240 St Attracta Road to the market. This spacious mid terrace 2-bedroom residence has been lovingly restored and refurbished combining period charm with the conveniences of contemporary living. This fine home extends to approximately 900sq ft and enjoys an open living space with sunny aspects flooding the interior with natural light throughout the day. Situated in a mature part of East Cabra, minutes from Phibsboro, close to schools, shops, DIT Grangegorman and with excellent links to public transport including LUAS Cross City this beautifully presented home is sure to be snapped up!!!

ACCOMMODATION:

Hallway	3.50m x 1.20m	Tiled floor.
Living room	3.50m x 7.00m	With modern tiled flooring and built in storage units.
Kitchen	4.28m x 2.92m	Recently fitted modern fully fitted kitchen with tiled splashback & tiled floor. Door to rear garden.
Bathroom	1.90m x 0.84m	Fully fitted fully wet room with pump shower.
Bedroom 1	4.25m x 3.40m	With laminated timber flooring.
Bedroom 2	3.54m x 3.40m	With built in wardrobes & laminated timber flooring.
Outside		South facing walled garden with purpose built shed. Cobble lock drive in to front.

Some Features:

- Double glazed windows
- Re-plastered
- New heating
- Excellent condition throughout
- South facing garden
- BER C3
- Minutes from city centre
- Drive into front
- Insulated
- Re-plumbed
- Good for investors
- Close to LUAS



Gross Internal Floor Area:

c. 83.6 sq.m (c. 900 sq.ft.)

Viewing:

By appointment with Property Team Lappin Estates

Negotiator:

Paul Lappin MIPAV TRV MMCEPI

Price Region: €295,000

B.E.R.: **BER C3**

T: (01) 882 5730
M: 087 236 5880

154 Phibsborough Road, Phibsborough, Dublin 7
www.propertyteam.ie lappinestates@propertyteam.ie

Negotiators

Paul Lappin MIPAV TRV MMCEPI
Johnny Lappin MIPAV TRV MMCEPI

Lappin Estates for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.

